

CHA Ground Lease 338 Bedford Rd Group Home Duplex for Individuals with Intellectual Disabilities Addendum #3
Pre-submission Conference/Site Walk Questions and Answers
December 17, 2014

- 1) **Question:** Is it possible for the June 2014 Carlisle Affordable Housing Trust – Carlisle Housing Authority Ground Lease (99 years) be made available?

Answer: *The Carlisle Affordable Housing Trust-Carlisle Housing Authority Ground Lease has been posted to the Town website as Addendum #1.*

- 2) **Question:** What is the term of the proposed ground lease with the selected proposer?

Answer: *The Carlisle Housing Authority is proposing 95 years.*

- 3) **Question:** Has soils testing be conducted for the site?

Answer: *No. Soils testing has been done on the adjacent Town-owned site.*

- 4) **Question:** Has the Department of Disability Services authorized a duplex group home with nine bedrooms for this site?
- a. Would it be possible to do ten bedrooms?
 - b. Would it be possible to develop more than ten bedrooms?

Answer: *Yes, the Department of Disability Services has approved a nine-bedroom group home duplex for this site, as this project has been in the planning stages, since the land acquisition in 2013. The DDS Authorization Letter is Appendix #4.*

The Carlisle Housing Authority has no objection to a ten-bedroom home duplex group home (5-5), with the requirement, that would need to receive prior Department of Disability Services approval.

The terms of the Town of Carlisle Affordable Housing Trust Purchase and Sale Agreement with the former owner as well as the November 2013 Special Town Election authorizing the bond/tax override for the purchase of the property prohibit developing more than ten bedrooms in a group home duplex.

- 5) **Question:** Are you expecting a conceptual design? Are you expecting specifications?

Answer: *Yes, the expectation is that there will be a conceptual design of the proposed group home duplex. No, specifications/final plans are not required at this time.*

- 6) **Question:** Is demolition of the existing home the responsibility of the selected proposer? Will this need to be done prior to construction of the group home duplex?

Answer: *The demolition of the existing home is the responsibility of the property owner, the Town of Carlisle Affordable Housing Trust. It is planned that this building will be demolished and the site loamed and re-seeded by the Trust, prior to the construction of the group home duplex.*

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- 7) **Question:** What is the amount of rent which will be expected by the Carlisle Housing Authority for the group home duplex ground lease?

Answer: *The Carlisle Housing Authority's ground lease rent from NOAH for the Benfield Farms senior housing development is \$12 for the 99-year term. The rent for the 338 Bedford Road ground lease group home duplex is expected to be nominal, with the expectation that funds which might be expended toward rent will be invested by the selected proposer, in high quality design and construction.*

- 8) **Question:** Do you require a funding commitment from the Community Economic Development Assistance Corporation (CEDAC) to accompany the proposal?

Answer: *No, this is not necessary. The expectation is that the selected proposer will have a proven track record obtaining any financing which is necessary, for the duplex group home for individuals with intellectual disabilities.*

- 9) **Question:** Will it be necessary to pay prevailing wage?

Answer: *The Carlisle Housing Authority has no plans during or after the lease period to use the group home duplex for municipal/authority purposes. This will be the selected proposer's decision.*

- 10) **Question:** Is there a submission page requirement?

Answer: *No, the Carlisle Housing Authority is solely interested in quality proposals.*

- 11) **Question:** Does the current resident living in the house on the property have a lease?

Answer: *No, the current resident does not have a lease and is a tenant at will, with the understanding that this arrangement terminates with a month's notice.*

- 12) **Question:** Does the current house on the property have a well and is there adequate water?

Answer: *Yes, the current house has a well, which has been tested for water quality and production with positive results. The selected proposer would be responsible for permitting and testing for a new well.*

- 13) **Question:** Have there been issues with odors from the adjacent Town-owned land?

Answer: *No, there have been no issues with odors from Town-owned land. This land is used for recreation purposes, year round, by residents of all ages.*

Question: Will the group home duplex require a municipal fire cistern?

Answer: *This has not been a requirement for receiving a building permit for Carlisle single-family or two-family buildings.*

- 14) **Question:** Will there be a single-family home/duplex stormwater requirement?

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Answer: According to the Building Commissioner, new homes have been required to have dry wells for roof rainwater run-off.

Question: Will there be a Site Plan Review for a duplex group home?

Answer: *Whether to require this or waive this will be a decision of the Board of Selectmen. The Town of Carlisle Affordable Housing Trust, consists of the five Selectmen, a representative from the Carlisle Housing Authority, and a community representative at large. The Trust purchased the 338 Bedford Road property; authorized the Master Planning process; applied for the group home duplex pre-development and infrastructure funding; and recently authorized the grant toward infrastructure for up to \$50,000.*

15) **Question:** What activity is conducted on the neighboring Fox Hill Conservation property?

Answer: *Walking trails and agriculture, primarily fruit trees which are sold for agricultural purposes.*